

FOR LEASE > 7,420 SF FREE-STANDING
OFFICE BUILDING IN MIDTOWN

80 Continental Drive
Reno, NV 89509

AVAILABLE SPACE

Suite 101 – 1,300 Square Feet

Suite 200 – 3,888 Square Feet

Conveniently Located in
Midtown off Lakeside Drive

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AVAILABLE SPACE

Suite 101 – 1,300 SF

Suite 101 includes reception and waiting area, several private offices. Suite is ideal for counselors, among many other professional service firms.

Lease Rate: TBD

Suite 200 – 3,888 SF

Suite 200 suite offers beautiful natural light, layout includes dedicated reception and waiting area, multiple offices, break room, and storage. Suite is ideal for counselors, among many other professional service firms. Building is elevator served.

Lease Rate: \$1.35 SF MG

(Plus \$100 a month toward garbage)

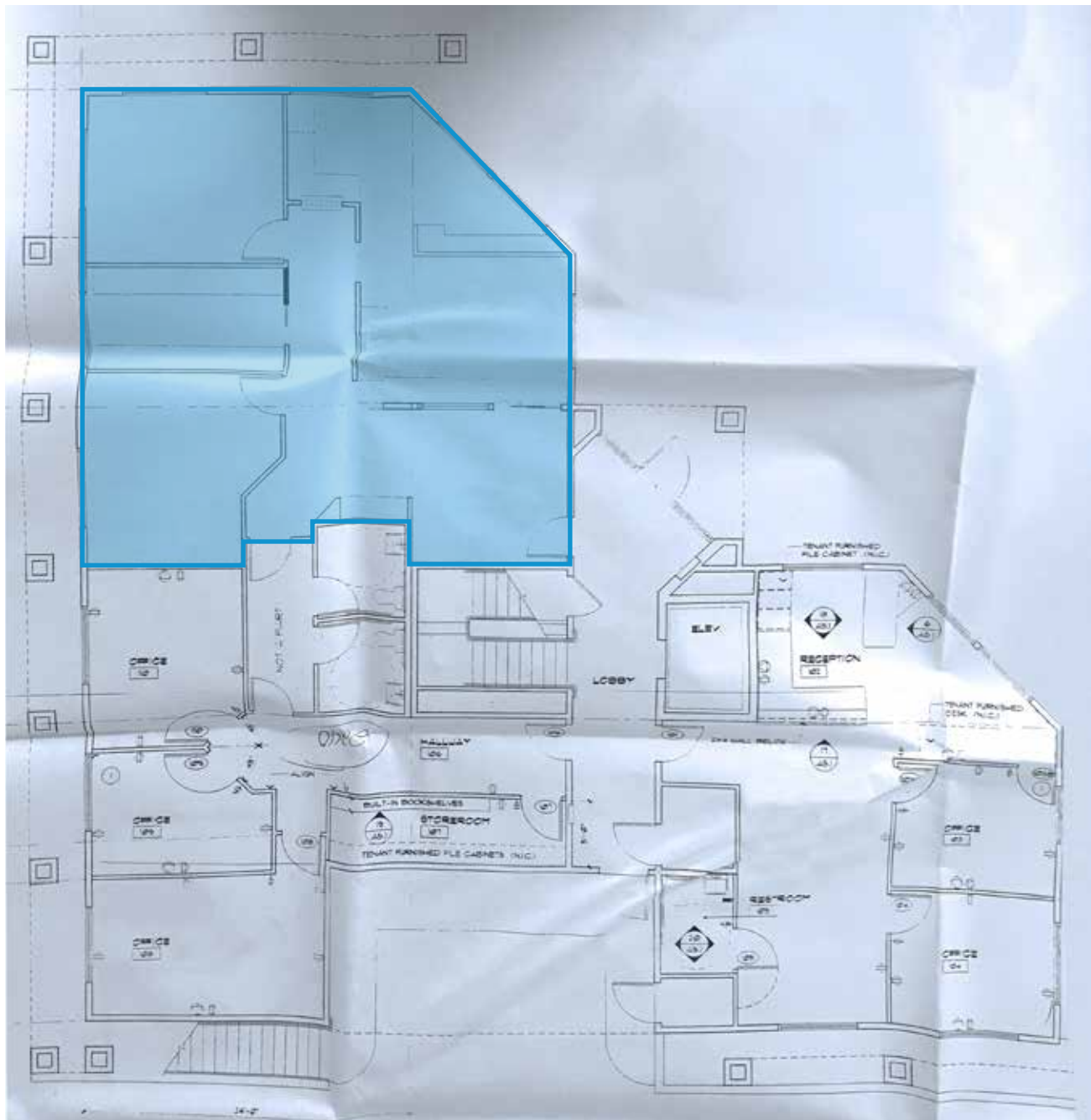


PROPERTY AT A GLANCE

| | |
|-------------------|---|
| ADDRESS | 80 Continental Dr, Reno, NV 89509 |
| APN | 014-251-52 |
| AVAILABLE SPACE | Suite 101 – 1,300 SF & Suite 200 – 3,888 SF |
| SITE | 7,420 Square Feet (0.516 Acre) |
| NUMBER OF STORIES | Two |
| YEAR BUILT | 1998 |
| TYPE | Professional Office |
| ZONING | MUSV (Reno - South Virginia Corridor) |

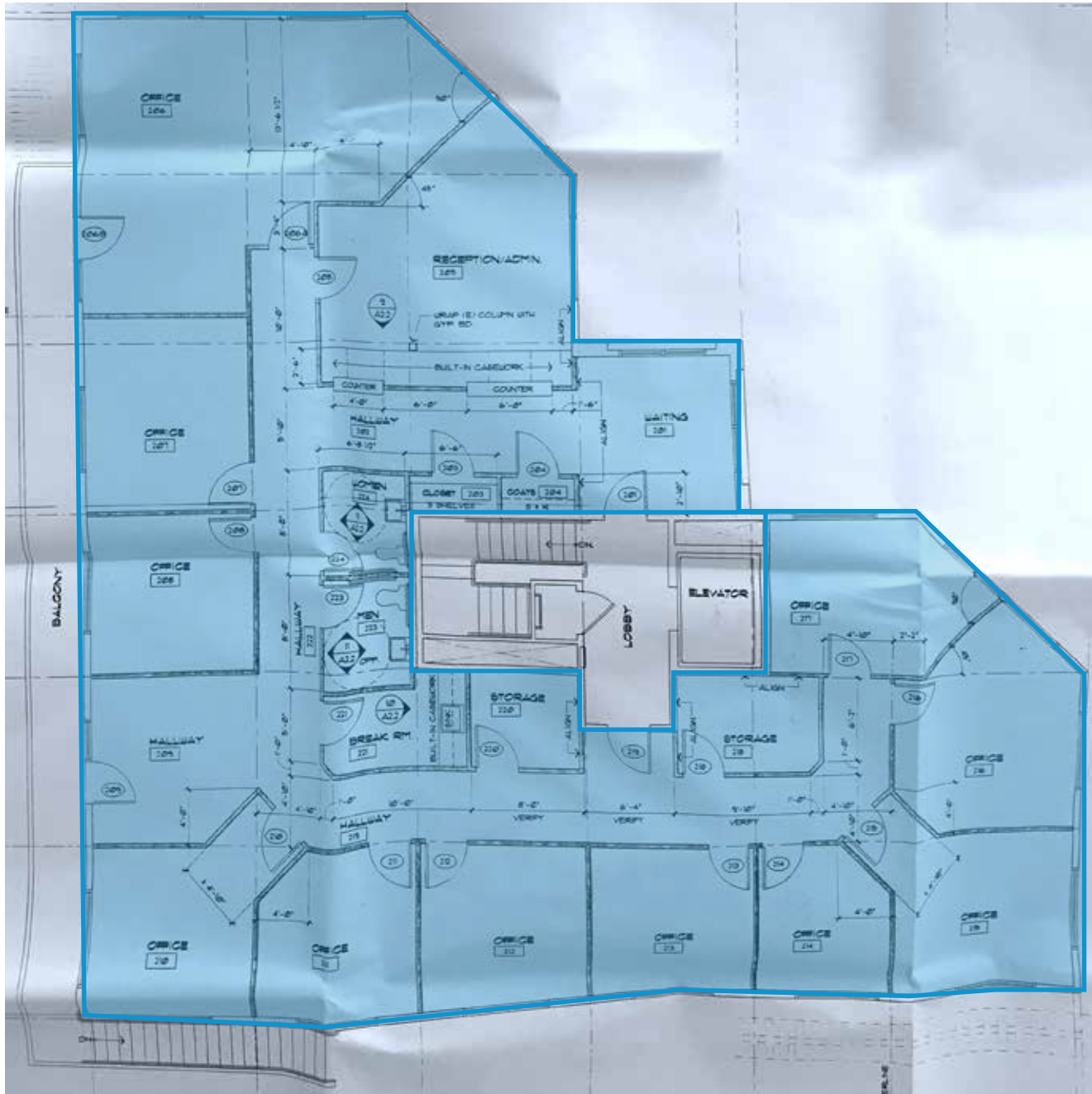


FIRST FLOOR PLAN (NOT TO SCALE)



 Suite 100 - 1,300 SF

SECOND FLOOR PLAN (NOT TO SCALE)



 Suite 200 - 3,888 SF

SUITE 200 PHOTOS



SUITE 200 PHOTOS



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